



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2402264
Applicant Name: Deborah Goodman for New West Inc.
Address of Proposal: 2822 SW Dakota St

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into three (3) unit lots. This subdivision of property is only for the purpose of allowing the sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots. Demolition of the existing single family residence and construction of one single family residence and one 2-unit townhouse has been approved under Project #2400437.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into three lots as a unit subdivision.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

The project site is 5,096 sq. ft. and is located on the north side of SW Dakota St. between 28th Ave. S. and 30th Ave. S. Access to the site is via SW Dakota St. which is paved and improved with gutters, concrete curbs and sidewalks on both sides of the street. The site slopes up from the street approximately 8'0" in the first 10'0" of the property. This site is not located in any identified Environmentally Critical Area but is located in the Longfellow Creek salmon watershed.

The subject property and adjacent lots are zoned Multi-family Lowrise 1 (L-1). Properties immediately west of 30th Ave. SW are zoned Midrise (MR); one block north of the subject property Industrial Buffer (IB U/85'); and to the east across 28th Ave SW Lowrise Duplex Triplex (LDT). Development in the area consists of a range of multi-family structures, single family residences, industrial uses (Birmingham Steel), and City of Seattle Park (Longfellow Creek Green space).

Proposal Description

The proposal is to subdivide one parcel into three (3) unit lots with vehicle access provided from SW Dakota St. Demolition of the existing single family residence and construction of one single family residence and one 2-unit townhouse has been approved under Project #2400437. Vehicle access is proposed to each of the units via a 10'0" driveway running along the east property line and opening into an auto court between the structures. Single car parking garages will be provided on the ground floor of each unit. The proposed unit lot sizes are: A) 1,413.1 sq. ft., B) 1,422 sq. ft., and C) 2,260 sq. ft. Pedestrian access from the two rear lots (unit lots A and B) to SW Dakota St. will be provided via a 6'0" pedestrian easement along the west property line.

Note that the proposed construction has been reviewed for consistency with the applicable provisions of the Seattle Municipal Code under a separate permit (Project No.2400437). The subject of this analysis and decision is only the proposed division of land.

Public Comments

The comment period for this proposal ended on June 10, 2004. No comment letters were received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040 no short plat shall be approved unless specific criteria are met. Based on information provided by the applicant, referral comments from the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings have been made.

1. *Conformance to the applicable Land Use Code provisions;*

The subject property is zoned Lowrise-1 (L-1) multi-family residential. The parent lot was reviewed and approved for compliance with the development standards of SMC 23.45 under project 2400437. The individual unit lots being created through this unit lot subdivision are not required to meet all these standards. Open space and parking is provided on each individual unit lot. Any additional construction in the future will be reviewed for compliance to development standards based on the parent lot and not the individual unit lots.

2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*

Proposed unit lots A, B, and C have vehicular access to SW Dakota St. via an access easement for ingress and egress which runs along the east property line of unit lot C to a common auto court between the structures. Provisions for address signage visible from SW Dakota St. should be made for proposed Unit Lots A and B

The Seattle Fire Department has reviewed and approved this proposal for adequacy of access for emergency vehicles.

Private utilities are available in this area. Seattle City Light requires an overhead/underground easement (P. M. # 240313-3-014) to provide electrical service to the proposed unit lot subdivision.

Therefore, as conditioned, access for vehicles, utilities and fire protection are found to be adequate.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drainage facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension. The short plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate 20040740 was issued on May 21, 2004.

Drainage and sanitary sewer systems were reviewed and approved as part of the building permit review #2400437. Connection to the sanitary sewer will be via an 8 inch mainline located in SW Dakota St. Stormwater discharge will occur through a 15-inch public storm drain located in the down slope intersection between SW Dakota St. and 28th Ave. SW.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The development will have adequate access for vehicles, utilities, and fire protection and will have adequate drainage, water supply, and sanitary sewage disposal. Address signage for unit

lots A and B will need to be posted in an appropriate manner as to be visible from SW Dakota St. The plat will be conditioned to provide an easement for address signage.

The proposal meets all applicable criteria for approval of a short plat listed in 23.24.040 and 23.24.045 subject to conditions stated at the end of this analysis. The public use and interests are served by permitting the unit lot subdivision of land..

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

The subject site is not located within an environmentally critical area.

6. *Is designed to maximize the retention of existing trees;*

There are several poplar trees to the rear of the subject property. These trees are proposed to remain on site along with required landscaping reviewed and approved under the construction permit. The unit lot subdivision will have no effect on the existing trees or proposed landscaping.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

The applicant has received approval to construct one single family residence and one, two- unit townhouse structure. The project included the demolition of the existing single family residence. Pursuant to Section 23.24.045 of the Seattle Municipal Code provides that sites developed or proposed to be developed with townhouses, cottage housing developments; residential cluster development and single-family residences may be subdivided into individual unit lots. The development as a whole shall meet development standards; however, as a result of this subdivision, development on the individual lots may be nonconforming. To assure that future owners have constructive notice that additional development may be limited due to nonconformities; the following statement shall be required to be included as a note on the final short subdivision:

The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code.

The conformance of the proposed development as a whole with the applicable Code Provisions was reviewed and approved under Project Number 2400437. Access easements and joint use and maintenance agreements shall be executed for parking areas and driveway and pedestrian access.

Therefore, the proposed short subdivision conforms to the provisions of Section 23.24.045 for Unit Lot Subdivisions.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval and any necessary fees.
3. Insert the following on the face of the plat: "The unit lots shown on this site are not separate buildable lots. Additional development on any individual unit lot in this subdivision may be limited as a result of the application of development standards to the parent lot pursuant to applicable provisions of the Seattle Land Use Code, Chapter 23 of the Seattle Municipal Code."
4. Provide a joint maintenance and responsibility agreement for maintenance and use of shared walls on property lines and all ingress, egress, utility and pedestrian easements.
5. Provide a covenant and/or an easement to allow for posting of addresses visible from Dakota Ave SW for proposed parcels without street frontage (Unit Lots A and B).
6. Provide the following statement on the face of the plat to reference the Overhead and Underground easement, Exhibit "A", required by City Light: "An easement is granted to Seattle city Light as shown on page_____."

Signature: (signature on file) Date: August 2, 2004
Cheryl Mosteller, Land Use Planner
Department of Planning and Development